

WARRANTY DEED

001945

SELENA PALMER of Waterville, County of Kennebec, State of Maine for consideration paid, grants to SELENA M. PALMER and ROBERT W. PALMER, III of Waterville, County of Kennebec, State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land located Easterly of the Trafton Road in Waterville, Kennebec County, Maine and further bounded and described as follows, to wit:

NO TRANSFER  
TAX PAID

Beginning at a steel pin located Easterly of the Trafton Road, said steel pin being approximately eight hundred twenty-five and four tenths feet (825.4') more or less on a magnetic bearing of North seventy-one degrees ten minutes East (N 71 deg 10' E) from a steel pin on the Easterly side of the Trafton Road marking a Southwesterly corner of land now or formerly owned by Randall and Norma Tunks as recorded in the Kennebec County Registry of Deeds in Book 2798, Page 227. Thence, North fifty-three degrees twenty-five minutes East (N 53 deg 25' E) along other land now or formerly of Theodore and Jean Brown for one hundred forty-nine and nine tenths feet (149.9') to a steel pin. Thence, South forty-three degrees thirty-six minutes East (S 43 deg 36' E) along the land now or formerly of Theodore and Jean Brown for three hundred two and seven tenths (302.7') to a steel pin. Thence, South fifty-four degrees twenty-seven minutes West (S 54 deg 27' W) along land now or formerly of Theodore and Jean Brown for one hundred fifty-two and nine tenths feet (152.9') to a steel pin. Thence, North forty-three degrees five minutes West (N 43 deg 05' W) along land now or formerly of Theodore and Jean Brown for two hundred ninety-nine and six tenths feet (299.6'), more or less, to the point of beginning.

Also a right of way, twenty feet wide, running in a generally Easterly direction from the Easterly side of the Trafton Road to the Southwesterly corner of the herein described parcel of land, for the purpose of ingress, egress and the installation of utilities, and maintenance of said utilities, as deemed necessary for the herein Grantees.

Also conveying a frontage easement along the easterly side of the Trafton Road. Said easement starts at the northerly side of the previously described right of way, and is to be one foot deep, and runs southerly along the Trafton Road for one hundred fifty feet (150.0').

The herein parcel contains one and zero tenths acres (1.0 Ac.) more or less, and is a portion of the premises conveyed to Theodore Brown and Jean Brown by Ellery Batchelder and Linda Batchelder, on June 22, 1981, and recorded in the Kennebec County Registry of Deeds on July 7, 1981 in Book 2400, Page 240.

Another certain lot or parcel of land located Easterly of the Trafton Road in Waterville, Kennebec County and said State of Maine and further bounded and described as follows, to wit:

Beginning at a steel pin, said steel pin marking a Northwesterly corner of other land to be conveyed to the herein Grantee. Thence North four degrees fifty-nine minutes West (N 4 deg 59' W) along the land now or formerly of Theodore Brown and Jean Brown for eighty and zero tenths feet (80.0'), more or less, to a point. Thence North eighty-five degrees one minute East (N 85 deg 01' E) along the land now or formerly of Theodore Brown and Jean Brown for fifty-five and zero tenths (55.0'), more or less, to a point. Thence South four degrees fifty-nine minutes East (S 4 deg 59' E) along the land now or formerly of Theodore Brown and Jean Brown for one hundred forty-eight and eight tenths feet (148.8'), more or less, to a point on the Northerly line of other land to be conveyed to Theodore Brown and Jean Brown. Thence North forty-three degrees thirty-six minutes West (N 43 deg 36' W) along land to be conveyed to Theodore Brown and Jean Brown for eighty-eight and one tenths feet (88.1'), more or less, to the point of beginning.

The herein described parcel of land contains six thousand two hundred ninety-five square feet (6,295 sq. ft.), more or less.

Being the same premises conveyed to Selena Palmer by warranty deed from Theodore Brown and Jean Brown dated October 8, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3247, Page 320.

WITNESS my hand and seal this 25th day of January, 1990.

*D. B. J.*

WITNESS

*Selena M. Palmer*

SELENA PALMER

THE STATE OF MAINE  
Kennebec, ss.

January 25, 1990

Then personally appeared the above named SELENA PALMER and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*D. B. J.*

Notary Public

RECEIVED KENNEBEC SS.

1990 JAN 31 AM 9:00

TEST: *David R. Butler*  
REGISTER OF DEEDS

DAVID R. BUTLER  
MY COMMISSION EXPIRES:  
JUNE 21, 1993

